

CITY OF ONTARIO

JULY 2007



WEST HAVEN

S P E C I F I C P L A N

ARMADA, LLC

RICHLAND COMMUNITIES, INC.

SC ONTARIO DEVELOPMENT
CORPORATION

STRATHAM PROPERTIES, INC.

Amendment #1: Adopted July 18, 2023



ADOPTION

WEST HAVEN

FILE NUMBER: PSP03-006

City Council Ordinance Number: 2870

Adopted July 17, 2007

AMENDMENTS

Amendment #1

Adopted July 18, 2023

Resolution Number: PC23-048 & PC23-049

Specific Plan Amendment, File No. PSPA21-004 & PMTT21-017 (TTM 20452)

WEST HAVEN

S P E C I F I C P L A N

PSP03-006
Final Approval Date:
July 17, 2007

Submitted To:
City of Ontario
303 East B Street
Ontario, California 91764

Submitted By:
Armada LLC
430 Thirty Second Street, Suite 200
Newport Beach, California 92663

Richland Communities, Inc.
4100 Newport Place, Suite 800
Newport Beach, California 92660

SC Ontario Development Corporation
1156 N. Mountain Avenue
Upland, California 91785

The Stratham Group
2201 Dupont Drive, Suite 300
Irvine, California 92612

DEVELOPERS

Armada LLC

430 Thirty Second Street, Suite 200
Newport Beach, CA. 92663
Contact: Rhonda Neely
Phone: (949) 723-2020 Ext. 105
E-Mail: RNeely@armadallc.com

Richland Communities, Inc.

4100 Newport Place, Suite 800
Newport Beach, CA 92660
Contact: Jim Powers
Phone: (949) 261-7010
Fax: (949) 261-7016
E-Mail: power5@adelphia.net

SC Ontario Development Corporation

1156 N. Mountain Avenue
Upland, CA. 91785
Contact: Darren McCleve
Ben Cendejas
Phone: (909) 949-6727
E-Mail: darren.mccleve@lewisop.com
ben.cendejas@lewisop.com

The Stratham Group

2201 Dupont Drive, Suite 300
Irvine, CA. 92612
Contact: Jeff Evans
Patrick Chandler
Phone: (949) 833-1554
Fax: (949) 833-7853
E-Mail: Jevans@StrathamHomes.com
Patrick@StrathamHomes.com

CONSULTANTS

L.D. King, Inc.

Planning and Engineering
2151 Convention Center Way, Suite 100
Ontario, CA. 91764
Contact: Timothy Stapleton
Carla E. Berard, P.E., P.L.S.
Phone: (909) 937-0200
Fax: (909) 937-0202
E-Mail: tims@ldking.com
cberard@ldking.com

Newman Garrison Gilmour + Partners

Planning/Architecture
20401 SW Birch Street, Suite 200
Newport Beach, CA. 92660
Contact: David Gilmour
Michael Odegaard
Phone: (949) 756-0818
Fax: (949) 756-0817
E-Mail: DGilmour@nggpartners.com
MOdegaard@nggpartners.com

HRP Studio

Landscape Architecture/Planning/Urban Design
3242 Halladay, Suite 203
Santa Ana, CA. 92705
Contact: James B. Hogan, *President*
Jay D. Svidal, *Principal*
Kai C. Yang, Senior Project Manager
Phone: (714) 557-5852
Fax: (714) 557-7621
E-Mail: jbhogan@hrpstudio.com
jsvidal@hrpstudio.com
kyang@hrpstudio.com

2023 Amendment

WHA, Inc

680 Newport Center Drive, Suite 300
Newport Beach, California 92660
Contact: Julia Malisos
Phone: 949-250-0607
E-Mail: juliam@whainc.com

Table of Contents

SECTION 1 INTRODUCTION

1.1	Specific Plan Purpose.....	1-1
1.2	Authority for the Specific Plan.....	1-1
1.3	Background	1-2
1.4	Project Description.....	1-4
1.5	West Haven Specific Plan Goals.....	1-7
1.6	Relationship of the Specific Plan to the City of Ontario General Plan.....	1-8
1.7	CEQA Compliance.....	1-8
1.8	Severance	1-8

SECTION 2 EXISTING PROJECT SITE CONDITIONS

2.1	Site History	2-1
2.2	Existing Project Site Conditions	2-1
2.2.1	Existing Land Use	2-1
2.2.2	Existing Environmental Conditions	2-1
2.2.2(a)	Geology and Soils.....	2-1
2.2.2(b)	Seismicity	2-4
2.2.2(c)	Hydrology.....	2-4
2.2.2(d)	Historic and Archeological	2-5
2.2.2(e)	Biological	2-5
2.2.2(f)	Paleontological	2-6
2.2.3	Property Ownership	2-6
2.2.4	Existing Circulation.....	2-6
2.2.5	Existing Infrastructure and Utilities.....	2-7
2.2.5(a)	Existing Water.....	2-7
2.2.5(b)	Existing Sewer.....	2-7
2.2.5(c)	Existing Storm Drain	2-7
2.2.5(d)	Existing Electricity	2-8
2.2.5(e)	Existing Natural Gas.....	2-8
2.2.5(f)	Existing Communication Systems.....	2-8
2.2.5(g)	Existing Solid Waste	2-8

Table of Contents

SECTION 3	LAND USE PLAN
3.1	Land Use Plan Description 3-1
3.1.1	Residential 3-1
3.1.2	Neighborhood Center 3-1
3.1.3	Greenbelt/Paseos and Landscaped Neighborhood Edges 3-1
3.1.4	School Facility 3-4
3.1.6	Streets 3-4
3.2	Specific Plan Design Objectives 3-4
3.3	General Development Standards for Specific Plan Land Uses 3-5
SECTION 4	CIRCULATION PLAN
4.1	Circulation Plan Description 4-1
4.2	Vehicular Circulation 4-1
4.2.1	Divided Arterial Parkway 2-2 – Haven Avenue 4-1
4.2.2	Standard Arterial – Riverside Drive 4-4
4.2.3	Collector Street – Turner Avenue 4-4
4.2.4	Collector Street – Chino Avenue 4-4
4.2.5	Primary Residential Entry Streets 4-4
4.2.6	Interior Streets, Alleys and Cul-De-Sac Streets 4-4
4.2.7	Traffic Calming 4-6
4.3	Bicycle Plan 4-6
SECTION 5	INFRASTRUCTURE AND PUBLIC SERVICES PLAN
5.1	Electricity 5-1
5.2	Natural Gas 5-1
5.3	Communication Systems 5-1
5.4	Public Utilities 5-1
5.5	Potable Water 5-2
5.6	Sewer 5-2
5.7	Storm Drain 5-5
5.7.1	NPDES Compliance 5-5
5.8	Recycled Water 5-8
5.9	Solid Waste 5-11
5.10	Fire Department Services 5-11

Table of Contents

SECTION 6 RECREATION PLAN

6.1	Open Space and Recreation	6-1
6.1.1	Park and Recreational Opportunities.....	6-1
6.2	Open Space And Recreation Plan General Development Standards	6-2

SECTION 7 GRADING PLAN

7.1	Grading Plan Description.....	7-1
7.2	Grading Plan General Development Standards	7-1

SECTION 8 DESIGN GUIDELINES

8.1	Introduction.....	8-1
8.1.1	Purpose	8-1
8.1.2	Intent	8-1
8.2	Residential Architectural Design	8-2
8.2.1	Introduction & Guiding Principles	8-2
8.2.2	Residential Architectural Philosophy	8-3
8.2.3	West Haven Architectural Styles	8-4
8.2.3.1	American Colonial	8-5
8.2.3.2	American Farmhouse	8-6
8.2.3.3	Craftsman	8-7
8.2.3.4	East Coast Traditional	8-9
8.2.3.5	French Country	8-10
8.2.3.6	Italianate	8-11
8.2.3.7	Monterey	8-12
8.2.3.8	Plantation.....	8-13
8.2.3.9	Spanish	8-14
8.2.3.10	West Coast Traditional	8-16
8.3	Massing, Plotting & General Neighborhood Criteria	8-17
8.3.1	Introduction	8-17
8.3.2	General Elements.....	8-17
8.3.2(a)	Front Articulation and Scale	8-17
8.3.2(b)	Roof Form	8-18
8.3.2(c)	Garage Placement	8-19
8.3.2(d)	Balconies & Projections.....	8-21
8.3.2(e)	Rear Articulation	8-22

Table of Contents

8.3.2(f)	Variable Setbacks & Lot Sizes	8-22
8.3.2(g)	Corner Lots & Critical Neighborhood Edge Conditions	8-23
8.3.3	Fronting on Parks, Paseos & Parkways	8-24
8.4	Residential Building Materials & Details	8-24
8.4.1	General Elements.....	8-24
8.4.2	Wall Finishes	8-25
8.4.3	Accent Materials.....	8-25
8.4.4	Doors.....	8-25
8.4.5	Windows.....	8-25
8.4.6	Exterior Lighting	8-26
8.4.7	Roofing Materials & Skylights	8-26
8.4.8	Eaves and Rakes	8-26
8.4.9	Color.....	8-26
8.4.10	Other Elements Criteria	8-27
8.5	Simple Home Design	8-27
8.6	Nonresidential Architectural Design Guidelines.....	8-28
8.6.1	Introduction	8-28
8.6.2	Siting and Orientation.....	8-30
8.6.3	Access and Parking Facilities	8-30
8.6.4	Service Facilities.....	8-30
8.6.5	Form, Scale and Massing	8-31
8.6.6	Architectural Styles and Features.....	8-31
8.6.7	Exterior Materials and Colors	8-32
8.6.8	Roof Forms and Materials.....	8-32
8.6.9	Walls and Fences.....	8-32
8.6.10	Accessory Structures and Services.....	8-33
8.6.11	Street/Plaza Furniture & Bus Shelters	8-33
8.6.12	Signage and Outdoor Lighting	8-33
8.6.13	Mechanical Equipment	8-34
8.7	Landscape Architecture.....	8-34
8.7.1	Landscape Description.....	8-34
8.7.2	Landscape General Development Standards.....	8-34
8.8	Landscape Design Guidelines.....	8-36
8.8.1	Introduction	8-36
8.8.1(a)	Landscape Concept.....	8-36
8.8.1(b)	Pedestrian Environment.....	8-36

Table of Contents

8.8.1(c)	Recreation.....	8-36
8.8.2	Community and Neighborhood Streetscenes	8-36
8.8.2(a)	Riverside Drive – Neighborhood Center Commercial Edge	8-49
8.8.2(b)	Riverside Drive – Residential Edge	8-50
8.8.2(c)	Haven Avenue – Neighborhood Center Commercial Edge	8-53
8.8.2(d)	Haven Avenue – Residential Edge.....	8-55
8.8.2(e)	Turner Avenue – Residential Edge (East Side).....	8-55
8.8.2(f)	Chino Avenue – Residential Edge	8-58
8.8.2(g)	Chino Avenue – SCE Easement Edge	8-58
8.8.2(h)	Interior Residential Streets.....	8-58
8.8.2(i)	Primary Residential Entry Street	8-61
8.8.3	Community Edge Conditions and Boundaries.....	8-63
8.8.3(a)	Neighborhood Center to Residential Edge	8-63
8.9	Community Elements.....	8-63
8.9.1	Community Entry Monumentation	8-63
8.9.1(a)	Major Community Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner)	8-63
8.9.1(b)	Typical Secondary Community Monumentation.....	8-69
8.9.1(c)	Typical Neighborhood Residential Entry.....	8-69
8.9.1(d)	Neighborhood Center Entry Feature	8-78
8.9.2	Walls and Fences - Introduction	8-78
8.9.2(a)	Residential Fencing	8-78
8.9.2(b)	Neighborhood Center Fencing	8-78
8.9.3	Community Connections And Recreation	8-80
8.9.3(b)	Community Connections.....	8-80
8.9.3(c)	SCE Easement Paseo and Linear Parks	8-83
8.9.3(d)	Gas Company Easement/Pocket Parks	8-83
8.9.3(e)	Pocket Parks	8-87
8.9.4	Landscape Requirements	8-91
8.9.4(a)	Residential	8-91
8.9.4(b)	Neighborhood Center.....	8-91
8.9.5	Maintenance Responsibility	8-92
8.9.5(a)	General Maintenance Procedures	8-92
8.9.6	Landscape Lighting	8-93
8.10	Plant Material Guidelines	8-94
8.10.1	Introduction	8-94

Table of Contents

8.10.2	Planting Constraints.....	8-94
8.10.3	Planting Schedule	8-94
8.10.4	Horticultural Soils Test Requirements	8-94
8.10.5	Irrigation.....	8-95
8.10.6	Site Furniture.....	8-95
8.10.6(a)	Overall Site Furniture at Community Level Imagery	8-95
8.10.6(b)	Overall Site Furniture at Parks and Paseo Areas Imagery.....	8-106

SECTION 9 DEVELOPMENT STANDARDS

9.1	Introduction.....	9-1
9.2	Planning Objectives	9-1
9.2.1	Residential Unit Transfer Between Planning Areas	9-2
9.3	Planning Area Development Standards.....	9-2
9.3.1	Introduction	9-2
9.3.1(a)	Planning Area 1: Residential Description.....	9-2
9.3.1(b)	Planning Area 2: Neighborhood Center Description	9-4
9.3.1(c)	Planning Area 3: Residential Description	9-4
9.3.1(d)	Planning Area 4: Residential Description	9-5
9.3.1(e)	Planning Area 5: Residential Description.....	9-6
9.3.1(g)	Planning Area 6: Elementary School Description	9-7
9.3.1(h)	Planning Area 7: Residential Description.....	9-7
9.3.1(i)	Planning Area 8: Residential Description.....	9-8
9.4	Residential Development Standards	9-9
9.4.1	Introduction	9-9
9.4.2	Single Family Detached Courtyard Development Standards	9-10
9.4.3	Single Family Detached Courtyard Development Standards	9-12
9.4.4	2,800 S.F. Alley-Loaded Duplex/Triplex “Manor” Development Standards	9-14
9.4.5	2,800 S.F. Alley-Loaded Single Family Detached Development Standards	9-16
9.4.6	3,825 S.F. Single Family Detached Development Standards	9-18
9.4.7	4,000 S.F. Single Family Detached Development Standards.....	9-20
9.4.8	4,150 S.F. Single Family Detached Development Standards	9-22
9.4.9	4,950 S.F. Single Family Detached Development Standards	9-24
9.4.10	5,100 S.F. Single Family Detached Development Standards	9-26
9.4.11	5,250 S.F. Single Family Detached Development Standards	9-28

Table of Contents

9.4.12	6,300 S.F. Single Family Detached Development Standards.....	9-30
9.4.13	Motorcourt SFD Development Standards.....	9-32
9.4.14	6 and 8-Pack Greencourt Development Standards.....	9-34
9.4.15	12-Pack Greencourt Development Standards	9-36
9.4.16	8-Pack Greencourt Development Standards	9-38
9.4.17	Attached Motorcourt Development Standards.....	9-40
9.4.18	3-Story Townhome Development Standards.....	9-42
9.4.19	3-Story Triplex Development Standards	9-44
9.4.20	3-Story Tandem Townhomes Development Standards.....	9-46
9.4.21	Flats Development Standards.....	9-48
9.4.22	Cluster Homes Development Standards	9-50
9.4.23	Alley loaded Rowtowns Development Standards.....	9-52
9.4.24	Permitted Uses.....	9-54
9.4.25	Conditional Permitted Uses	9-54
9.4.26	Additional Regulations to be Incorporated.....	9-54
9.4.27	Dairy Separation Requirement for Residential District Development Regulation.....	9-54
9.4.28	Residential Architectural Development Standards.....	9-54
9.5	Neighborhood Center Commercial Development Standards	9-55
9.5.1	Neighborhood Center Commercial Designation Intent and Purpose	9-55
9.5.2	Neighborhood Center Commercial: Permitted and Conditional Uses	9-55
9.5.3	Neighborhood Center Commercial Development Standards.....	9-55
9.5.3(a)	Development Standards	9-58
9.5.3(b)	Access & Parking Facilities	9-58
9.5.3(c)	Parking Ratios	9-58
9.5.3(d)	Service Facilities	9-59
9.5.3(e)	Walls & Fences	9-59
9.5.3(f)	Open Space.....	9-59
9.5.3(g)	Landscape.....	9-60
9.5.3(h)	Signage.....	9-60
9.5.3(i)	Lighting.....	9-62
9.5.3(j)	Streetscapes and Pedestrian Walkways.....	9-62

Table of Contents

SECTION 10 IMPLEMENTATION

10.1	Introduction.....	10-1
10.2	Phasing Concept.....	10-1
10.2.1	Concept Phasing Schedule	10-1
10.2.2	Community Facilities and Services	10-3
10.3	Definition of Terms.....	10-3
10.4	Applicability.....	10-3
10.5	Administration	10-3
10.6	Methods of Interpretation	10-3
10.7	Implementation	10-3
10.7.1	Development Agreement Required	10-3
10.7.2	Specific Plan Revisions.....	10-4
10.7.3	Minor Adjustments in Substantial Conformance with the Specific Plan..	10-4
10.7.4	Appeals.....	10-6
10.7.5	Development Permits.....	10-6
10.7.6	Subdivision Maps	10-6
10.8	Maintenance Responsibilities Improvements constructed within the West Haven	10-6
10.9	Project Financing	10-6

Table of Contents

List Of Exhibits And Tables

Section 1 Introduction

Exhibit 1-1: Regional Context Map	1-2
Exhibit 1-2: Vicinity Map	1-3
Exhibit 1-3: Existing Assessor's Parcels, Developers, And Property Ownership	1-4
Exhibit 1-4: Policy Plan Land Use Plan	1-5
Table 1-1 Residential Density	1-6

Section 2 Existing Project Site Conditions

Exhibit 2-1: Existing West Haven Topography.....	2-2
Exhibit 2-2 Existing On-Site And Surrounding Land Uses.....	2-3
Exhibit 2-3: Existing Wells, Electricity, Natural Gas And Communication Systems.....	2-9

Section 3 Land Use Plan

Exhibit 3-1: West Haven Land Use Plan	3-2
Table 3-1: Land Use Summary.....	3-3

Section 4 Circulation Plan

Exhibit 4-1: Circulation Plan	4-2
Exhibit 4-2: Divided Arterial 2-2 (Haven Avenue – West Side)	4-3
Exhibit 4-3: Standard Arterial (Riverside Drive).....	4-5
Exhibit 4-4: Collector Street (Turner Avenue And Chino Avenue)	4-6
Exhibit 4-6: Interior Streets	4-7
Exhibit 4-5: Primary Residential Entry Streets.....	4-7
Exhibit 4-7: Alleys	4-8
Exhibit 4-8: Traffic Calming Measures.....	4-9

Section 5 Infrastructure And Public Services Plan

Exhibit 5-1: Fiber Optics Plan	5-1
Exhibit 5-2: Master Plan Water Improvements.....	5-3
Exhibit 5-3: Conceptual On-Site Water System	5-4
Exhibit 5-4: Conceptual Sewer System Improvements	5-6
Exhibit 5-5: Conceptual Storm Drain Improvements	5-7
Exhibit 5-6: Master Plan Recycled Water Improvements.....	5-9
Exhibit 5-7: Conceptual On-Site Recycled Water System.....	5-10

Table of Contents

Section 7 Grading Plan

Exhibit 7-1: Conceptual Pad Placement In Slope Conditions	7-1
Exhibit 7-2: Conceptual Grading Plan.....	7-2

Section 8 Design Guidelines

Exhibit 8-1: American Colonial Architectural Style.....	8-5
Exhibit 8-2: American Farmhouse Architectural Style.....	8-6
Exhibit 8-3: Craftsman Architectural Style, Porch Supports And Railings	8-7
Exhibit 8-4: East Coast Traditional Architectural Style.....	8-9
Exhibit 8-5: French Country Architectural Style.....	8-10
Exhibit 8-6: Italianate Architectural Style	8-11
Exhibit 8-7: Monterey Architectural Style.....	8-12
Exhibit 8-8: Plantation Architectural Style.....	8-13
Exhibit 8-9: Spanish Architectural Style With Window, Chimney And Vent Details.....	8-15
Exhibit 8-10: West Coast Traditional Architectural Style.....	8-16
Exhibit 8-11: Front Façade Massing	8-18
Exhibit 8-12: Garage Placement Alternatives.....	8-20
Exhibit 8-13: Neighborhood Edge Treatments	8-23
Exhibit 8-14: Open Space Walkways.....	8-24
Exhibit 8-15: Neighborhood Commercial Center And Elementary School Concepts.....	8-29
Exhibit 8-16: Conceptual Landscape Plan.....	8-37
Exhibit 8-17: Riverside Drive Streetscene At Neighborhood Center Commercial	8-39
Table 8-1: Community Plant Matrix	8-40
Exhibit 8-18: Riverside Drive Streetscene At Residential.....	8-51
Exhibit 8-19: Haven Avenue Streetscene At Neighborhood Center Commercial	8-52
Exhibit 8-20: Haven Avenue Streetscene At Residential	8-54
Exhibit 8-21: Turner Avenue Streetscene At Residential (East Side)	8-56
Exhibit 8-22: Chino Avenue Streetscene At Residential And Sce Easement.....	8-57
Exhibit 8-23: Typical Interior Neighborhood Streetscene	8-59
Exhibit 8-24: Residential Entry Streetscene	8-60
Exhibit 8-25: Neighborhood Center At Residential Edge.....	8-62
Exhibit 8-26: Major Community Monumentation At Haven Avenue And Riverside Drive (Neighborhood Center Commercial Corner).....	8-65
Exhibit 8-27: Typical Secondary Community Monumentation.....	8-67
Exhibit 8-28(A): Typical Neighborhood Residential Entry	8-70

Table of Contents

Exhibit 8-28(B): Typical Neighborhood Residential Entry – Elevation.....	8-71
Exhibit 8-29(A): Neighborhood Center Entry – Haven Avenue.....	8-72
Exhibit 8-29(B): Neighborhood Center Entry – Riverside Drive	8-73
Exhibit 8-30: Neighborhood Center Entry – Elevation	8-74
Exhibit 8-31: Community Walls And Fences – Locations.....	8-75
Exhibit 8-32: Community Walls And Fences – Details	8-76
Exhibit 8-33: Conceptual Community Wall Plan (Illustrative Only, Subject To Change During Ttm Approval)	8-77
Exhibit 8-35: Sce Easement Paseo And Linear Park Plan View.....	8-81
Exhibit 8-36: Sce Easement Paseo And Linear Park Section	8-82
Exhibit 8-37: Typical Pocket Park Within Gas Company Easement	8-84
Exhibit 8-38 : Gas Easement/Pocket Park Edge	8-85
Exhibit 8-39: Typical Child Active Pocket Park.....	8-86
Exhibit 8-40: Typical Passive Pocket Park	8-88
Exhibit 8-41: Typical Adult Active Pocket Park.....	8-89
Exhibit 8-42: Typical Neighborhood Landscape Plan	8-90
Exhibit 8-43(A): Community Site Furniture Imagery	8-96
Exhibit 8-43(B): Community Site Furniture Imagery	8-97
Exhibit 8-43(C): Community Site Furniture Imagery	8-98
Exhibit 8-43(D): Community Site Furniture Imagery	8-99
Exhibit 8-44(A): Park And Paseo Site Furniture Imagery	8-100
Exhibit 8-44(B)Park And Paseo Site Furniture Imagery	8-101
Exhibit 8-44(C): Park And Paseo Site Furniture Imagery	8-102
Exhibit 8-44(D): Park And Paseo Site Furniture Imagery	8-103
Exhibit 8-44(E): Park And Paseo Site Furniture Imagery	8-104
Exhibit 8-44(F): Park And Paseo Site Furniture Imagery.....	8-105

Section 9 Development Standards

Exhibit 9-1: Planning Area 1 – Conceptual Lotting.....	9-3
Exhibit 9-2: Planning Area 2 – Conceptual Neighborhood Center Site Plan	9-4
Exhibit 9-3: Planning Area 4 – Approved Lotting (Tract Maps 18026 And 18027).....	9-5
Exhibit 9-4: Planning Area 5 – Conceptual Lotting.....	9-6
Exhibit 9-5: Planning Area 7 – Conceptual Approved Lotting (Tract Maps 18026 And 18027).....	9-8
Exhibit 9-6: Planning Area 8 – Conceptual Lotting.....	9-9

Table of Contents

Exhibit 9-7: Single Family Detached Courtyard Plotting, 3d View And Street Scene.....	9-11
Exhibit 9-8: 2,800 S.f. Alley-Loaded Duplex/Triplex “Manor” Plotting And Lane Edge	9-15
Exhibit 9-9: 2,800 S.f. Alley-Loaded Single Family Detached Plotting And Street Scene...9-17	
Exhibit 9-10: 3,825 S.f. Single Family Detached Plotting, 3d View And Street Scene.....9-19	
Exhibit 9-11: 4,000 S.f. Single Family Detached Plotting, 3d View And Street Scene.....9-21	
Exhibit 9-12: 4,150 S.f. Single Family Detached Plotting, 3d View And Street Scene.....9-23	
Exhibit 9-13: 5,100 S.f. Single Family Detached Plotting And Street Scene.....9-27	
Exhibit 9-14: 5,250 S.F. Single Family Detached Plotting, 3d View And Street Scene9-29	
Exhibit 9-15: 6,300 S.f. Single Family Detached Plotting, 3d View And Street Scene.....9-31	
Exhibit 9-16 Motorcourt Sfd Plotting And Development Standards	9-33
Exhibit 9-17 6 And 8-Pack Greencourt Plotting And Development Standards	9-35
Exhibit 9-18: 12-Pack Greencourt Plotting And Development Standards.....9-37	
Exhibit 9-19: 8-Pack Greencourt Plotting And Development Standards.....9-39	
Exhibit 9-20: Attached Motorcourt Plotting And Development Standards	9-41
Exhibit 9-21: 3-Story Townhome Plotting And Development Standards.....9-43	
Exhibit 9-22: 3-Story Triplex Plotting And Development Standards	9-45
Exhibit 9-23: 3-Story Tandem Townhomes Plotting And Development Standards	9-47
Exhibit 9-24: Flats Plotting And Development Standards.....9-49	
Exhibit 9-25: Cluster Homes Plotting	9-51
Exhibit 9-26: Rowtowns Plotting	9-53
Table 9-1: Neighborhood Center Commercial: Permitted And Conditional Uses.....9-56	
Exhibit 9-27: Neighborhood Center Commercial Site Planning Concept.....9-57	
Exhibit 9-28: Neighborhood Center Commercial Architectural Signage	9-61

Section 10 Implementation

Table 10-1: Concept Phasing Schedule.....	10-2
Exhibit 10-1: Project Review And Approval Process Chart	10-5
Table 10-2: Maintenance Responsibility Matrix.....	10-8

Table of Contents

LIST OF APPENDICES

- | | |
|---------------|---|
| Appendix I | General Plan Consistency |
| Appendix II | Engineering Geologic and Soils Foundations Investigation (provided under separate cover) Appendix III Due-Diligence Geotechnical Study (provided under separate cover) |
| Appendix III | Due-Diligence Geotechnical Study (provided under separate cover) |
| Appendix IV | Phase I Environmental Site Assessment (provided under separate cover) |
| Appendix V | Due Diligence Review of Geotechnical Data (provided under separate cover) |
| Appendix VI | Archeological Resource Evaluation and Paleontological Records Search for the West Haven Specific Plan Project, Subarea 6 (West of Haven) and Subarea 12 (West of Haven), City of Ontario, San Bernardino County, California (provided under separate cover) |
| Appendix VII | Phase I Environmental Site Assessment Update Minaberry Trust Property APN's 218-151-19 and 23, City of Ontario, California (provided under separate cover) |
| Appendix VIII | Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly Component 6 Site, San Bernardino County, California (provided under separate cover) |
| Appendix IX | Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly Component 1 Site, San Bernardino County, California (provided under separate cover) |
| Appendix X | Report of Year 2002 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7 (provided under separate cover) |
| Appendix XI | Report of Years 2003 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7 (provided under separate cover) |
| Appendix XII | Southern California Edison 'Will Serve' Letter (provided under separate cover) |
| Appendix XIII | Southern California Gas Company 'Will Serve' Letter (provided under separate cover) |
| Appendix XIV | Verizon 'Will Serve' Letter (provided under separate cover) |

Table of Contents

Page intentionally left blank.